



To enrich lives through effective and caring service



Santos H. Kreimann
Acting Director
Kerry Silverstrom
Chief Deputy

AGENDA

MARINA DEL REY DESIGN CONTROL BOARD

Thursday, July 17, 2008, 2:00 p.m.

**Burton W. Chace Park Community Building
13650 Mindanao Way ~ Marina del Rey, CA 90292**

Design Control Board Members

Susan Cloke – Chair	- First District
Peter Phinney, AIA – Vice Chair	- Fourth District
David Abelar – Member	- Second District
Simon Pastucha – Member	- Third District
Tony Wong, P.E. – Member	- Fifth District

1. **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**

The Chair advises all attendees that due to time considerations, the Board may be unable to hear all the items placed on the agenda for this meeting.

2. **Approval of Minutes**

April 24, May 15 and June 26, 2008

3. **Design Control Board Review**

None

4. **Old Business**

A. Parcel 27 - Jamaica Bay Inn, 4175 Admiralty Way - DCB #05-020-B
Post-entitlement review of renovation and expansion of Jamaica Bay Inn

5. **New Business**

A. Parcel 50 - California Pizza Kitchen at Waterside Marina del Rey, 13345 Fiji Way - DCB #08-008
Consideration of four after-the-fact planters at the California Pizza Kitchen restaurant

B. Parcel 125H - The Marina del Rey Ritz-Carlton Hotel, 4375 Admiralty Way - DCB #08-009
Consideration of a new double-door access way

C. Parcel 8 - Bay Club Apartments & Marina, 14015 W. Tahiti Way - DCB #08-010
Consideration of apartment complex and anchorage renovations

6. Staff Reports

- A. Temporary Permits Issued by Department
- B. Ongoing Activities Report
 - Board of Supervisors Actions on Items Relating to Marina del Rey
 - Regional Planning Commission's Calendar
 - Local Coastal Program Periodic Review Update
 - Small Craft Harbor Commission Minutes
 - Marina Design Guidelines Update
 - Redevelopment Project Status Report
- C. Marina del Rey and Beach Special Events

7. Comments From The Public

Public comment within the purview of this Board (three minute time limit per speaker)

8. Adjournment

ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disability Act) Coordinator at (310) 827-0816 (Voice) or (310) 821-1734 (TDD), with at least three business days' notice.

Project Materials: All materials provided to the Design Control Board Members are available (beginning the Saturday prior to the meeting) for public review at the following Marina del Rey locations: Marina del Rey Library, 4533 Admiralty Way, 310-821-3415; Department of Beaches and Harbors Administration Building, 13837 Fiji Way, 310-305-9503; MdR Visitors & Information Center, 4701 Admiralty Way, 310-305-9546; and Burton Chace Park Community Room, 13650 Mindanao Way, 310-305-9595.

Please Note: The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles County Code (Ord. 93-0031 §2(part), 1993) relating to lobbyists. Any person who seeks support or endorsement from the Design Control Board on any official action must certify that they are familiar with the requirements of this ordinance. A copy of this ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

Departmental Information: <http://beaches.co.la.ca.us> or <http://labeaches.info>



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July 10, 2008

Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

**SUBJECT: AGENDA ITEM 4A - PARCEL 27 - JAMAICA BAY INN, 4175
ADMIRALTY WAY - POST-ENTITLEMENT REVIEW OF DCB #05-020-B**

Item 4A on your agenda is a returning submittal from Pacifica Hotel Investors (Applicant) for the post-entitlement review and approval of exterior design changes, pedestrian access and lighting for the proposed renovation and expansion of the Jamaica Bay Inn. The submittal addresses the public access, design feature embellishments, and lighting issues requested by your Board in June 2008 with respect to Applicant's initial submission. The project is on Parcel 27, located at 4175 Admiralty Way and fronting Marina Beach along its southern border.

Existing Facility

Parcel 27 is currently improved with a structure containing the two-story, 42-room hotel in the west wing, connected to the one-story east wing housing two restaurants (Casa Escobar and Beachside Café) and hotel support functions. A second building on the west end of the parcel houses meetings and events.

Improvements Previously Approved

The basic existing building footprint of the 42-room western hotel wing will remain intact. The east wing and hotel entry area at the corner of Admiralty Way and Palawan Way will be demolished and replaced with a 45' tall, four-story structure containing 69 additional guest rooms, increasing the total room count to 111. The four-story configuration allows the expanded hotel to fit into a smaller footprint.

Hotel support functions and a new smaller restaurant will be located at ground level. The new entrance lobby and tropical-themed porte cochere will have a separate architectural style from the main hotel structure (both the two- and four-story wings) and will be a focal point of the project. The style of the porte cochere is Caribbean-influenced in shape and form, featuring a high ceiling and airy shutters around the upper level with massive columns wrapped with stone, while the new hotel structure will have a West Indies colonial style, featuring a steel "dickie" roof with an angle break at its midpoint. Guest amenities include a meeting room, exercise room and a continental breakfast lounge opening to the patio. Exterior amenities will include a completely renovated façade, new pool/spa, a new patio featuring a shade trellis, and new lawn and gardens.

The demolition of the existing building housing the meeting room will provide for 15 additional parking spaces, for a total of 161 on-site parking spaces. More importantly, the removal of the building provides for increased open views to Marina Beach and the water, allowing the expansion of the water view corridors to 231 feet total width, 100 feet wider than the existing corridor.

New Improvements – Design

Design feature modifications are consistent with your Board's June 2008 suggestions for more embellishments, keeping the original design of the porte cochere and minimizing the space between the roof and windows. In response, the upper roof of the porte cochere is again steeper, but, in fact, moreso than the 2005 approved design and also now includes two dormers instead of one. The proportions of the mid-level have been revised, but louvers have been added. Applicant has included additional spheres at the end of the railings, dormers, battens siding, shutters, and additional windows between the four-story and two-story buildings. The eaves of the dickie roof have been lowered 18 inches to reduce the amount of wall between the door and window heads and the underside of the eaves.

Grading and Drainage

Numerous site grading plan options were considered in order to comply with the October 2005 approval conditions, including the use of permeable materials. Due to the poor soil conditions on the site, permeable surfaces are not feasible; therefore, the Applicant determined the best option is to regrade the entire site to allow for code compliant drainage and water treatment. The new grading allows for all of the water that touches the site to be treated through bio-swales located in the parking lot and street-side planters along Palawan and Admiralty Ways.

Pedestrian Access and Landscaping

The Applicant has included drought-tolerant plants in the landscape design per the request of your Board in 2005, while maintaining the tropical feel of the overall design. The Applicant chose plants to accentuate the theme of the hotel by using a variety of leaf colors, textures and flowers, maintaining primarily a vibrant and Mediterranean color palette. The landscaping on the Marina Beach side of the site has been revised from the 2005 submittal in several areas; tipu trees replace the king palms in the patio, and the previously-submitted design of the olive grove landscape has been replaced by a loquat grove embellishment. The bamboo grove has been eliminated, and the tropical lawn garden has been simplified and expanded to feature a coral tree as its focal point.

As requested by your Board in 2005, public access to the site will be enhanced with an accessible path from the westerly parking lot through the hotel gardens down to the beach-side pedestrian promenade. Additionally marked walking paths to the site from Admiralty Way and Palawan Way sidewalks are proposed. There will be two access points to the hotel from Admiralty Way, and one each from Palawan and the western parking lot (a ramp access way from the west-facing loquat grove). The restaurant will feature an independent pedestrian entry near the Palawan Way vehicle entry to allow easy access from the Marina Beach promenade.

In addition to markings on the parking lot pavement, pedestrian access to the hotel from Admiralty and Palawan will be highlighted with bold plantings of seasonally colored annuals and 'Happy Trails' daylilies. These bold plantings will also serve as access way indicators for the pedestrian path at the west side of the hotel that leads into the tropical lawn and pool garden from the loquat grove. The access way indicators are described in the Applicant's cover letter but not illustrated in the landscape plans.

Lighting

The Applicant's revised lighting plan combines both architectural and landscape lighting. Changes were made by removing some light fixtures at both the building edge and the parking edge to create a less uniform nightscape, to focus on planting and to provide an opportunity to highlight the beach access through higher levels of light at Admiralty and Palawan Ways.

Site lighting will be directed downward, and decorative lighting on the building, such as nautical-inspired wall sconces adjacent to the balcony access doors, will be limited. The general landscape lighting design highlights the landscape and creates an ambiance for the grounds at night. Larger plant material will be softly illuminated only at the pedestrian level with low wattage and will not affect the night sky.

The lighting on the beach border is softer and subdued. Throughout the site, only one palm tree is uplit within each grouping of trees using a narrow beam uplight. Other uplights are dispersed among the lower plantings in between the palm trees. Larger street trees along the perimeter of the property will be lit by a maximum of 35 watt uplights, in addition to 36" path lights that provide a border of lights at the edge of the parking areas. Narrow uplighting, moonlighting, and lighting canopies will be used to illuminate the primary focal points of the garden and will be limited to 20 watts.

As requested by your Board, there will be two sets of hours of illumination for landscape and safety lights. The landscape lighting will come on at sundown and turn off at midnight. The hours of illumination for the safety lighting will be sunset to one hour before dawn.

Signage

The Applicant is not requesting any signage consideration at this time and will provide a separate signage submittal for approval at a later date, which will include beach access signs at the Admiralty Way and Palawan Way pedestrian entry points.

STAFF REVIEW

This returning submittal is in response to the requests made by your Board to the Applicant in June 2008 with respect to its initial submission. The Applicant has provided the additional information on and/or revisions to public access issues, design feature embellishments, and site and landscape plan issues specified in the June 2008 DCB

Design Control Board
July 10, 2008
Item 4A
Page 4

meeting. The information and revisions are in conformance with the *Specifications and Minimum Standards of Architectural Treatment and Construction*.

The Department recommends **APPROVAL** of DCB #05-020-B with the following conditions:

- Applicant submit landscaping plans clearly indicating the access indicator plantings
- Applicant submit public beach access signage with their future signage submittal

SHK:CM:ks



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July 10, 2008



TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

Santos H. Kreimann
Acting Director
Kerry Silverstrom
Chief Deputy

**SUBJECT: AGENDA ITEM 5A - PARCEL 50 - CALIFORNIA PIZZA KITCHEN,
13345 FIJI WAY - DCB #08-008**

Item 5A on your agenda is an after-the-fact submittal from Caruso Affiliated (Applicant) seeking approval of four removable planter boxes installed at the California Pizza Kitchen restaurant, located at 13345 Fiji Way.

The Applicant has installed four planters as a landscaping enhancement on the restaurant's exterior northern patio wall, facing the parking lot. The four planter boxes are painted PMS 353 C, matching the existing color of the restaurant, and are affixed to the top of the aluminum-framed glass portion of the patio wall by metal hangers. Each of the planters measures 33 inches long by 7 1/8 inches wide by 8 3/4 inches high and hangs approximately 7 feet apart on a 39-foot wall. Each planter box is made of wood with an inner solid plastic liner to prevent water drainage onto the sidewalk.

The plant palette used will vary by season and color, which will include ornamental plants such as Petunias, Salvia, Impatiens and other colorful flowering plants. The quantity of plants used will also vary by season. All specimens will be of a size less than one-gallon and will be hand-watered.

STAFF REVIEW

According to the *Specifications and Minimum Standards of Architectural Treatment and Construction*, all landscaping, including layout, plant material and quantity, as well as areas to be utilized shall be subject to approval by your Board. The four planters have been installed to improve the exterior visual character of the dining patio. While the railing on which the planters are mounted is recessed, the planters project 3 1/2 inches into the adjacent 8-foot wide walkway. The current Building Code, Chapter 11B, Section 1133B.8.6.1, allows projections of 4 inches or less.

We continue to have concerns about Applicant's practice of installing exterior modifications without advance consideration by your Board. We concur, however, that the planters improve the exterior appearance of the dining patio.

Therefore, the Department recommends APPROVAL of DCB #08-008 as submitted.

SHK:CM:ks



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July 10, 2008

Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

**SUBJECT: AGENDA ITEM 5B - PARCEL 125H – THE RITZ-CARLTON MARINA
DEL REY HOTEL, 4375 ADMIRALTY WAY - DCB #08-009**

Item 5B on your agenda is a submittal from The Ritz-Carlton Marina del Rey Hotel (Applicant) seeking approval for a new double-door access way at the ballroom building to provide adequate exiting locations. The new doorway will replace an existing window and will match the existing building color. The project is located at 4375 Admiralty Way.

Existing Conditions

The ballroom and meeting rooms are situated on the lower level of the hotel along the south side of the property. The ballroom's south elevation of the lower level, which faces the promenade, currently consists of multiple window bays and a main entryway with three double-door systems. The pre-function area and meeting rooms east of the main entryway have multiple window bays and one double-door system. All exterior finishing for window and door bays along the south elevation consists of stucco.

New Doorway

The Applicant is proposing to replace one of the window bays of the pre-function area and meeting rooms with a new exit doorway. The new 6 feet by 6 feet 9 inch double-door entry will be located 43 feet east of the main ballroom entryway and will be constructed with single panel glass doors and wood trim. The new doorway system will preserve the existing window bay dimensions and will match the existing doorway of the pre-function area and meeting rooms, located another 43 feet to the east. The new door and the immediately adjacent work areas will be textured and painted to match the existing stucco color, Devoe #DR66151.

A new 10 feet by 11 feet concrete slab will be placed outside the new door. The new concrete will replace existing landscape consisting of grass and shrubs, which will result in a minor landscaping impact. The concrete slab will match the existing concrete surface of the current entryway to the pre-function area and meeting rooms.

Design Control Board
July 10, 2008
Item 5B
Page 2

STAFF REVIEW

The *Specifications and Minimum Standards of Architectural Treatment and Construction* requires approval from your Board for any exterior improvement, alteration or remodeling. The proposed exterior modification will stay within the existing architectural design of the hotel, while providing an additional emergency exit for guests.

The Department recommends approval of DCB #08-009 as submitted.

SHK:CM:ks



To enrich lives through effective and caring service

July 10, 2008



Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

SUBJECT: AGENDA ITEM 5C - PARCEL 8T - BAY CLUB APARTMENTS AND MARINA, 14015 TAHITI WAY - DCB #08-010

Item 5C on your agenda is a submittal from the Parcel 8T lessee, NF Marina, LP (Applicant), for the proposal to renovate and enhance the leasehold's existing buildings and replace the anchorage. The project is located on 14015 Tahiti Way and is bordered on the north by Basin B and on the south by Tahiti Way.

Existing Facility

Parcel 8T is currently improved with two linear, three-story apartment structures with 204 residential units (102 units in each of the two apartment buildings) constructed over an open-air at-grade parking garage, a central two-story clubhouse (with one penthouse apartment on a portion of the second floor of the clubhouse) with an adjacent pool on the marina side, and an anchorage with 230 boat slips and 11 end ties. The site is approximately 11.5 acres with 4.5 acres of land area and 7 acres of water area.

The finishes of the current buildings include heavy texture plaster with stained wood picket balcony rails and clay tile mansard roofs. The waterfront promenade is constructed of standard gray concrete and chain link fencing. The landscaping consists of a majority of water-loving plants. The existing boat docks are comprised primarily of a fiberglass/wood composite system. Approximately 30% of the docks have required replacement due to deterioration, and those were built using a wood system with plywood decking over wood frames on plastic foam-filled floats. None of the docks meet current Americans with Disabilities Act (ADA) or California Department of Boating and Waterways (DBAW) standards.

Proposed Landside Improvements

The Applicant proposes to renovate all three existing buildings, improve landscape and hardscape, and resurface the existing promenade.

Buildings

The two apartment buildings and clubhouse will be completely renovated by revitalizing and refreshing the exterior of the buildings to provide a more contemporary and exciting look. The existing red clay tile mansard roofs will be replaced with new standing seam

metal roofs with new vertical tower elements interrupting the continuous parapet roofline at various heights. The vertical tower elements will not exceed the current maximum height of 43'-10" on the Tahiti Way side and 47'-8" on the marina side. The vertical tower elements will be a maximum height of 6'-4" from the parapet roofline and will consist of contrasting color-integrated stucco exteriors of terracotta (brown), glacier white and wrightwood (tan) color (examples of colors and textures to be presented during the meeting). The same stucco colors will be used to replace the existing heavily textured plaster surface of all the buildings. The two flanking vertical projections at each of the four lobbies fronting Tahiti Way will be redesigned with the same standing seam metal material used for the new roofs, and the height of the vertical projections will remain unchanged. Aluminum reglets, used to provide moisture protection, will be applied horizontally within the exterior stucco surface at the first, second and third floor lines and will be painted the same colors as the surrounding stucco.

The long continuous balcony rails will be removed and a portion of the existing balconies will be enclosed and utilized as additional living space within the apartment units, creating a new exterior edge wall with inset windows. With the enclosures, the average one bedroom unit balcony will be reduced from 110 square feet to 60.5 square feet, and the average two bedroom unit balcony will be reduced from 145.75 square feet to 38.5 square feet. The units on the lower-level marina side have balconies that are deeper than the other units (14'6" vs. 5'6"), with balcony sizes ranging from 282.75 square feet to 529.25 square feet. The enclosures for these units will create L-shaped balconies with sizes ranging from 215 square feet to 387.75 square feet. The existing balcony space made of wood rails and trim, sliding glass doors and windows will be replaced with light champagne colored aluminum railings and cementitious fiber board with green tinted glass inserts using Low E (high thermal performance) dual glaze glass. The existing balcony surface will be replaced with a new two-part epoxy non-skid waterproof surfacing material. The materials and colors described above will be provided to your Board during the July meeting.

The pool, the two-story clubhouse, and the second floor penthouse will be completely renovated. A portion of the west wing of the clubhouse will be demolished to improve the view corridor and access way from Tahiti Way to the marina. This will enable the narrow 12' wide existing driveway from Tahiti Way to the promenade to be widened to a 22' wide two-way driveway with landscaping on both sides, increasing the view corridor to 22 feet. The roof terrace of the clubhouse will receive glass handrails and a new foot-traffic bearing surface. The exact material and color of the new roof terrace surface will be provided to your Board for review post-entitlement.

Promenade

The waterfront promenade will be a pedestrian-friendly space with paving treatments, landscape pockets and seating areas for enhanced marina views. The promenade walkway will be resurfaced with colored interlocking paving bands. Current fencing at the seawall will be replaced with decorative metal fencing and new security gate enclosures at the dock gangway entrances. New trash receptacles, benches and light bollards will be installed throughout the promenade. The specific color, design and

location of the promenade elements have not yet been determined. Applicant will return post-entitlement with detailed information regarding the style and color of the promenade paving bands and the design, color and location of the metal fencing, proposed benches and trash receptacles.

Hardscape and Parking

All hardscape will be upgraded to revitalize the image of the project. New stamped concrete and a smooth concrete edge band will replace the existing paving material from Tahiti Way to the promenade. All existing asphalt will have a new slurry coating and the parking lot will be re-stripped.

Anchorage Improvements

Applicant proposes to construct a new anchorage, meeting modern marina standards and complying with ADA and DBAW standards. The Applicant has developed a dock configuration of 207 slips and 11 end ties, decreased from the existing 230 slips and 11 end ties. The decrease in boat slips is caused by the new configuration designed to adhere to ADA and DBAW standards. The Applicant proposes the use of a pre-manufactured concrete dock system, providing a clean, modern appearance that requires minimal maintenance. The main walks will be constructed of concrete with a brushed non-skid finish, the ramps will utilize aluminum trusses, and the newly installed guide piles will be pre-stressed concrete. The docks will not be painted and will retain the natural color of their various building materials. All timber used for the anchorage will contain pressure-treated preservatives to extend timber useful life and will meet all State and Federal requirements. The style of the guide pile will be presented to your Board for review post-entitlement.

The new anchorage will incorporate in its design a sewage pump-out system/station connecting directly into the sanitary sewer systems, as well as utility connections and dock boxes at each dock. A consolidated utility panel and security gates with key card access, styled to integrate seamlessly with the revitalized promenade, will also be installed. The panels will be pre-finished steel, aluminum or stainless steel sheet metal, with color to match the railings, which will be presented before your Board post-entitlement.

Landscaping

Applicant has a conceptual design of the project's landscaping intended to transform the existing plant palette to a more contemporary and sustainable water-conserving design. An emphasis will be placed on native and Mediterranean drought-tolerant plants that will provide shade to the building and promenade pedestrians, as well as add to the revitalized design of the overall project. The majority of the proposed landscaping design changes will be on the promenade and along the Tahiti Way front setback. The Applicant will be submitting a complete landscape design package for your Board's consideration at a future date.

Lighting

Area and landscape lighting on the property will be designed to better enhance the new building exteriors and create better lit paths for ingress and egress. Proposed lighting alternatives will be considerate of the night sky by the use of lighting that is either directed downward or highly focused accent uplighting to reduce excess glare and uplit surfaces. The Applicant will be submitting a complete lighting package for your Board's consideration at a future date.

Signage

Applicant proposes to install new custom property identification signage and wayfinding graphics throughout the property. The Applicant is not requesting any signage consideration at this time and will provide a separate signage submittal for Board approval at a later date.

STAFF REVIEW

Staff believes the proposed renovation plan has been designed to create an environment that will greatly improve the Bay Club Apartments and Marina for residents and boaters alike and provide a cohesive, aesthetically pleasing design that will enhance both the property and the surrounding area. The project is in conformance with the *Marina del Rey Minimum Standards of Architectural Treatment and Construction*, however staff recommends the Applicant return post-entitlement with complete landscape, signage and lighting packages, as well as details and materials for the promenade, clubhouse, fencing, benches, trash receptacles, guide piles, and utility panels.

Applicant has provided information on the architectural style and design details of the project. At this time, the project needs a conceptual approval from your Board in order to continue the entitlement process at the Department of Regional Planning.

The Department recommends APPROVAL of DCB #08-010, with the condition that the Applicant return post-entitlement with the following:

- 1) Detailed landscape, signage and lighting packages;**
- 2) Details on specific colors and materials proposed for the promenade paving bands;**
- 3) Details on specific colors and materials proposed for the clubhouse roof terrace;**
- 4) Details on specific design, colors, materials and locations proposed for metal fencing, benches and trash receptacles;**
- 5) Style of guide pile on dock system; and**
- 6) Color and material of consolidated utility panels alongside gangway entrances.**



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Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

July 10, 2008

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

SUBJECT: AGENDA ITEM 6A - TEMPORARY PERMITS ISSUED BY DEPARTMENT

Item 6A on your agenda provides an opportunity to advise your Board of permits issued by the Department for temporary banners, signs, and tents. Since our last report, the Department issued the following:

TP #08-005-Ext Extension of temporary permit for two leasing signs at Marina Professional Building. The signs are permitted from June 2, 2008 to August 4, 2008.

TP #08-007 Temporary permit for one banner at the Marina del Rey Hotel announcing a special event for 4th of July. The banner was permitted from June 17, 2008 to July 5, 2008.

Copies of the permits are attached.

SW:CM:CE:ks
Attachments (2)



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June 17, 2008

Mr. Paul Medawar
Marina del Rey Hotel
13534 Bali Way
Marina del Rey, CA 90292

Santos H. Kreimann
Acting Director
Kerry Silverstrom
Chief Deputy

**TEMPORARY BANNER AT THE MARINA DEL REY HOTEL (P-43)
(TP 08-007)**

Dear Mr. Medawar:

By means of this letter, the Marina del Rey Hotel is permitted to install one vinyl banner at its premises located at 13534 Bali Way, as indicated below:

- One 6-foot high by 3-foot wide banner mounted horizontally on the southeast corner of Parking Lot #5, facing Admiralty Way. The banner will be red, white, and blue vinyl with 5.5-inch red, 3.2-inch blue, and 1.9-inch black Futura standard font type lettering stating "4th OF JULY BBQ WATERFRONT ROOM 12 NOON – 10 pm". The banner will be mounted using four metal eye-let hooks and poly plastic rope onto existing marquis sign.

The banner is permitted from June 17, 2008 through July 5, 2008. The banner must be removed by noon on July 5, 2008. Failure to remove the banner by this time will result in its removal and storage by the County of Los Angeles at your expense.

If you have any further questions or requests, please contact Cesar Espinosa at 310-305-5064.

Very truly yours,

SANTOS H. KREIMANN, ACTING DIRECTOR

Charlotte Miyamoto, Chief
Planning Division

SW:CM:CE
cc: Wayne Schumaker
Steve Green
Jason Rechlecki
Mark Spiro
Lynn Atkinson
Gary Brockman



To enrich lives through effective and caring service



June 25, 2008

Mr. Wayne Pridgen
Hilton & Hyland
250 N. Canon Drive
Beverly Hills, CA 90210

Santos H. Kreimann
Acting Director
Kerry Silverstrom
Chief Deputy

**TEMPORARAY SIGNS AT MARINA PROFESSIONAL BUILDING (P-75)
(TP-08-005-Ext)**

Dear Mr. Pridgen:

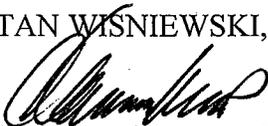
By means of this letter, Hilton & Hyland, is permitted to continue to mount two (2) 3-foot high by 6-foot wide temporary wood signs on the front lawn of their premises at 4560 Admiralty Way. The signs are made of wood with a white background stating "Medical Space for Lease – Suites Available (310) 301-6523 Leasing Agent" in 3-inch red, white, and blue lettering. One sign is placed on the lawn facing Admiralty Way and the other is placed on the lawn facing Lincoln Blvd. The temporary signs are free standing on wooden poles.

The original permit allowed the signs from June 2, 2008 through July 3, 2008. The signs must be removed by noon on August 4, 2008. Failure to remove them by this time will result in their removal and storage by the County of Los Angeles at your expense.

Please note that any future temporary request for these same signs will require a complete Design Control Board (DCB) submittal. If you have any questions, please contact Cesar Espinosa at (310) 305-9530.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR


Charlotte Miyamoto, Chief
Planning Division

SW:CM:CE
cc: Wayne Schumaker
Steve Green
Jason Rechlecki
Mark Spiro
Lynn Atkinson
Stephen Nguyen



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Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

July 10, 2008

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

SUBJECT: AGENDA ITEM 6B - ONGOING ACTIVITIES REPORT

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

At its meeting held on July 1, 2008, the Board of Supervisors, after a public hearing, approved the recommendations to adjust slip rates at Anchorage 47 to Marina del Rey's weighted average over a three-year period and to eliminate the rate cap on the liveboard charge in a gradual manner.

At its June 24 meeting, the Board of Supervisors approved an increase in the annual sewer service charge for the Marina Sewer Maintenance District (District) of \$70 per sewage unit, from \$120 to \$190, to offset increased treatment and disposal costs from the City of Los Angeles and rising operational and maintenance costs for the District.

REGIONAL PLANNING COMMISSION'S CALENDAR

A Department of Regional Planning representative will be present at your meeting to discuss items scheduled for Regional Planning Commission consideration.

LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE

We have been informed by Coastal Commission staff that the Marina Local Coastal Program (LCP) periodic review report is anticipated to be scheduled for the Coastal Commission's October 2008 meeting. In advance of that meeting, the County's Regional Planning Department is planning on holding a community meeting in the Marina, anticipated in August, to gather public input on the process the County will undertake with respect to its statutorily-required response once the report is adopted by the Coastal Commission.

SMALL CRAFT HARBOR COMMISSION MINUTES

The June 2008 meeting of the Small Craft Harbor Commission was cancelled.

MARINA DESIGN GUIDELINES UPDATE

A draft Marina del Rey Design Guidelines document will be available for public review beginning August 1, 2008. Presentation of the Draft Design Guidelines to the Design Control Board by RRM Design Group is scheduled for August 28, 2008.

REDEVELOPMENT PROJECT STATUS REPORT

Attached is a copy of the project status report providing details and the current status of projects in the redevelopment process in the Marina. Copies of this report are also available at the Lloyd Taber-Marina del Rey Public Library and on the Department's web site (marinadelrey.lacounty.gov).

SHK:CM:CE:ks
Attachment

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of July 8, 2008

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	42/43 - Marina del Rey Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation	No changes	Proprietary -- Term sheet under negotiation Regulatory -- To be determined	
2	52/GG -- Boat Central/ Pacific Marina Development	Jeff Pence	* 367-vessel dry stack storage facility * 30-vessel mast up storage space * Sheriff boatwright facility	Massing -- 70' high boat storage building partially over water and parking with view corridor Parking -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet approved by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007 Regulatory -- DCB, on May 2007 (continued from March 2007 meeting; April meeting cancelled) DISAPPROVED project. Regional Planning application in preparation.	LCP amendment to allow proposed use and to transfer Public Facility use to another parcel
3	55/56/W -- Fishermans Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (eight are 1 or 2-story and one 60' tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- All parking required of the project to be located on site; must include parking for adjacent Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease documents approved by BOS December 2005 Regulatory -- DCB hearing May 2006, item continued; approved in concept July 2006. Regional Planning application filed May 2007	Shared parking analysis
4	64 - Villa Venetia/ Lyon Capital	Frank Suryan/ Mark Kelly	* 479-unit residential complex (includes 263 apartments and 216 condominium units) * 3,000 square-foot accessory retail space * 18-slip marina with water taxi slip * 28 foot-wide waterfront promenade and parkette	Massing -- Three buildings, two that are 140' tall, consisting of 11-12 floors of residential and 2 above-ground parking levels, and the third that is 84' tall, consisting of 6 floors over raised podium and plaza level with expansive covered parking Parking -- All parking required of the project to be located on site	Proprietary -- Term sheet under negotiation Regulatory -- DCB conceptual approval October 2006; Regional Planning application filed December 2006	Affordable housing
5	1 -- Marina del Rey Landing/ Harbor Real Estate	Greg Schem	* New fuel dock facility with high-speed pumps and automatic payment * 3,300 square-foot dock mart and restrooms * New marina with 10 slips and transient berths * Public promenade and public view decks	Massing -- 1-story structure on the dock and on landside, each 19' tall Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval May 2007; Regional Planning application filed January 2008. RP Commission approved CDP and CUP on May 14, 2008.	
6	8T -- Bay Club / Decron Properties Corp.	Mark Wiesenthal	* Building refurbishment, no new construction * Docks will be reconstructed	No changes	Proprietary -- Term sheet under negotiation Regulatory -- Will be going to DCB on July 17, 2008	
7	10/FF -- Neptune Marina/ Legacy Partners	Jim Andersen	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 103 public parking spaces to be replaced off site	Proprietary -- Term sheet approved by BOS August 2004; lease documents in process Regulatory -- DCB approval in concept June 2006; Regional Planning application filed November 2006	LCP amendment to allow apartments on Parcel FF Parking permit to allow some replacement public parking off site Replacement of Parcel FF open space Affordable housing
8	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Mark Rousseau	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 5-story, 332-stall parking structure * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- All parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS February 2007 Regulatory -- DCB initial hearing May 2006, item continued; approved in concept June 2006; Regional Planning application filed November 2006	Timeshare component Wetland
9	100/101 - The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	Massing -- Twelve 75' tall 5-story residential buildings Parking -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006 Regulatory -- Regional Planning approval June 2006; BOS heard appeal February 2006; continued to March 2007 where project was approved	
10	95/LLS -- Marina West Shopping Center/ Gold Coast	Michael Pashaie/ David Taban	* 72-unit apartment complex * 10,000 square-foot restaurant * 22,400 square-foot commercial space * Gateway parkette on Parcel LLS	Massing -- One 42' tall retail building, three 60' tall mixed-use residential/retail buildings and parkette Parking -- All parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS October 2007 Regulatory -- DCB initial hearing May 2006; item then on June, July, and September agenda; conceptual approval granted November 2006	
11	145 - Marina International Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation	No changes	Proprietary -- Term sheet under negotiation Regulatory -- To be determined	
12	OT -- Admiralty Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit senior care facility * 3,000 square feet of retail space * Replacement public parking both on and off site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking, 65' tall Parking -- All required project parking to be located on site; 92 public parking spaces to remain on site, 94 public parking spaces to be replaced off site near Marina Beach	Proprietary -- Term sheet approved by BOS August 2005; lease documents to be considered by BOS on July 15, 2008. Regulatory -- DCB conceptual approval August 2005; Regional Planning application filed May 2006	LCP amendment to allow proposed use Parking permit for senior care facility Parking permit to allow some replacement public parking off site
13	33/NR -- The Waterfront	Ed Czucker	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- All required project parking to be located on site; 69 public parking spaces to be replaced on site.	Proprietary -- Lease documents in process and economic terms being negotiated Regulatory -- DCB concept approval August 2004; revised project to DCB on August 28, 2008	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
14	27 -- Jamaica Bay Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 69 additional hotel rooms * Renovate balance of property * Marina Beach Promenade	Massing -- 4-story, 45' tall, hotel expansion with view corridor Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval obtained October 2005; Regional Planning application filed December 2005 and Commission approved August 2007. Plancheck application filed	
15	IR -- Marriott Residence Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 147-room hotel * Replacement of public parking both on and off site * Marina Beach Promenade	Massing -- Two hotel buildings above parking, 45' tall, with view corridor Parking -- 197 public parking spaces to remain on site, 20 or 89 public parking spaces to be replaced off site depending on intersection project	Proprietary -- Lease documents approved by BOS Oct 2006 Regulatory -- DCB approved in concept February 2006; Regional Planning application in preparation	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
16	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 87-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	Massing -- One 56' tall commercial building with view corridor Parking -- All parking required of the project to be located on site, including 94 replacement spaces from OT and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease documents to be considered by BOS on July 15, 2008 Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed September 2006 <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006, item continued	CDP for landside from Regional Planning CDP for waterside from Coastal Commission Parcel 20 CDP amendment from Regional Planning to transfer Parcel 20 Phase 2 (6,025 sf yacht club, 2,300 sf office space, 231 parking spaces) to Parcel 21

**Marina del Rey Redevelopment Projects
 Descriptions and Status of Regulatory/Proprietary Approvals
 As of July 8, 2008**

17	19 -- Administration Building/ Department of Beaches and Harbors (Alternate sites being considered)	N/A	* 26,000 square-foot County administration building	Massing -- One 56' tall building consisting of 2 floors office space over 3 parking levels Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents in process with Parcel 20 lessee for parcel reversion Regulatory -- DCB agenda May 2006 and November 2006; DCB workshop held January 2007	See Item #2 above
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To enrich lives through effective and caring service

July 10, 2008



TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director
SUBJECT: **AGENDA ITEM 6C - MARINA DEL REY AND BEACH SPECIAL EVENTS**

Santos H. Kreimann
Acting Director
Kerry Silverstrom
Chief Deputy

MARINA DEL REY EVENTS

THE MARINA DEL REY SUMMER CONCERT SERIES 2008

Presented by Arrowhead Mountain Spring Water
July 10 through August 30, from 7:00 pm – 9:00 pm
Waterside at Burton Chace Park, 13650 Mindanao Way

Classical Thursdays

July 10

The brilliant young cellist, Marek Szpakiewicz, praised by critics for his "expansive vision and immense authority, without technical limitation" joins Maestro Frank Fetta and the Marina del Rey Summer Symphony as soloist in Edward Elgar's celebrated *Cello Concerto*. The Orchestra is heard in works by Paul Hindemith, Francis Poulenc and Maurice Ravel.

July 24

"A Night at the Opera" showcases finalists and winners from the Loren L. Zachary National Vocal Competition in arias and ensembles from best-loved operas. Maestro Frank Fetta conducts the Marina del Rey Summer Symphony.

August 7

Maestro Fetta and the Marina del Rey Summer Symphony present an evening of symphonic music, some of it familiar and some new to these concerts. Included are works by Dmitri Shostakovich, Claude Debussy, Maurice Ravel, George Gershwin, and one of Ottorino Respighi's most exciting masterpieces, *Roman Festivals*.

August 21

Maestro Fetta and the Orchestra welcome one of this series' most popular pianists, John Novacek, who will appear as soloist in two of the best-loved works in the piano repertoire, George Gershwin's *Rhapsody in Blue* and Sergei Rachmoninoff's 2nd *Piano Concerto*.

Pop Saturdays

July 19

Melissa Manchester, one of the most compelling singer/songwriters in contemporary music, brings her fabulous voice and Grammy-winning songs to Marina del Rey in a first appearance at these concerts.

August 2

Steve March Tormé, a consummate entertainer and a stylish intelligent singer, performs with a 9-piece band, his own songs and many of the extraordinary arrangements penned exclusively for his father Mel, in his debut appearance at the Marina del Rey Summer Concerts.

August 16

The 5th Dimension, who have performed and recorded, with their distinctive sound, some of the greatest hits in American pop music history, will appear with their band, to sing some of the many songs that have made them six-time Grammy award winners with 14 gold records.

August 30

Dame Cleo Laine, called by the Los Angeles Times "the greatest all-round singer in the world" and Sir John Dankworth, recognized as one of the world's most outstanding musicians, return to the Marina del Rey Summer Concerts with their flawless renditions of songs from jazz to Broadway.

For concert information call: The Marina del Rey Visitor Center at (310) 305-9545.

MARINA DEL REY WATERBUS

Through September 1, 2008

For fun on the weekend, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Seven boarding stops throughout the Marina offer opportunities to shop or dine in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers welcome on board, no pets allowed. Fare is \$1.00 per person, one way. Season passes are available for \$30.00.

Through September 1

Fridays: 5:00 pm – midnight
Saturdays: 11:00 am – midnight
Sundays: 11:00 am – 9:00 pm

Marina Summer Concert Schedule

Thursday, July 10: 5:00 pm – midnight
Thursday, July 24: 5:00 pm – midnight
Thursday, August 7: 5:00 pm - midnight
Thursday, August 21: 5:00 pm - midnight

Holiday Schedule

Labor Day: 11:00 am – 9:00 pm

WaterBus attendants will arrange for land taxi service for passengers needing special assistance to any WaterBus boarding stop for the \$1.00 fare.

Boarding locations are:

Marina "Mother's" Beach (ADA accessible)
4101 Admiralty Way

Fisherman's Village
13755 Fiji Way

Burton Chace Park (ADA accessible)
13650 Mindanao Way

Waterfront Walk (ADA accessible)
4433 Admiralty Way, Fire Station #110

Dolphin Marina (ADA accessible)
13900 Panay Way, Dock Gate #C-200

Marina Harbor (ADA accessible)
13928 Tahiti Way, Dock Gate #A-2200

Esprit 1, (ADA accessible)
13900 Marquesas Way, Dock Gate B-416

Ample parking is available at nearby Los Angeles County lots for a reasonable fee.

For information call: Marina del Rey Visitor Center at (310) 305-9545.

OLD FASHIONED DAY IN THE PARK

Burton Chace Park
13650 Mindanao Way
Sunday, July 27
10:00 am – 3:00 pm

This annual event offers vintage yachts to tour, antique and classic cars and motorcycles to view, ship models and modelers to admire, vintage steam engines to watch, and FREE steam launch rides in the harbor to enjoy. The event is free and open to the public.

For information call: Jim Buttz at (626) 335-8843 or the Marina del Rey Visitor Center at (310) 305-9545.

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

Sponsored by Pacific Ocean Management, LLC
All concerts from 2:00 pm – 5:00 pm

Saturday, July 12

Ilyana G & Her Latin Band, playing Latin Jazz

Sunday, July 13

Susie Hansen, playing Latin Jazz

Saturday, July 19

Spare Time, playing Smooth Jazz

Sunday, July 20

Mar'ja, playing Blues, R & B, Standards

Saturday, July 26

LA Cat, playing Reggae

Sunday, July 27

Floyd & the Fly Boys, playing Rhythm & Groove

For information call: Pacific Ocean Management at (310) 822-6866.

SUNSET SAILBOAT RACES, MARINA DEL REY

Wednesday Evenings
Through September 3, 2008

Spectators enjoy these races waterside along the promenade or from the comfort of one of the water-view restaurants from 5:30 pm (sailboats leaving the harbor) to 8:00 pm (race finishes at California Yacht Club).

BLUEWATER SAILING SUMMER SOLING REGATTA

Thursday Evenings
July and August

Enjoy these races in the Marina del Rey harbor from 6:00 pm to 9:00 pm.

BEACH EVENTS

BEACH SHUTTLE

Through September 1, 2008
Fridays and Saturdays from 10:00 am – 10:00 pm
Sundays and Holidays from 10:00 am – 8:00 pm
Marina del Rey Thursday Summer Concerts from 5:00 pm – 10:00 pm

Catch a free ride on the Beach Shuttle to and from Playa Vista, Marina del Rey and Venice, and enjoy the surf, sand, and surroundings of Marina del Rey in a hassle-free and relaxing way. Beach shuttle operates weekends and during the Thursday Summer Concerts, which begin July 10th.

For information call: Marina del Rey Visitor Center (310) 305-9545 or Playa Vista Guest House (310) 745-5200. Brochure available at <http://beaches.lacounty.gov>.

CALL TO THE WALL LONGBOARD SURFING CONTEST

Malibu Surfrider Beach
23200 Pacific Coast Highway, Malibu
July 12 and July 13, 2008
6:00 am – 4:00 pm

The Malibu Boardriders Club, a non-profit organization helping children with cancer, presents the "Call to the Wall" Surf Festival. Over 300 surfers will compete in this club vs. club competition. There will also be a paddleboard race and tent displays. Event sponsorship revenue will benefit children of Camp Ronald McDonald for Good Times, a cost-free camp for children with cancer and their families.

For information visit: <http://www.malibuboardriders.com>.

TWILIGHT DANCE SERIES

Santa Monica Pier
Thursdays, through August 28
7:00 pm - 10:00 pm

The annual Twilight Dance Series, presented by the Santa Monica Pier, is back. FREE concerts are held every Thursday night from now through August 28 on the Santa Monica Pier west parking deck.

July 10

Spanish Harlem Orchestra,
playing Salsa

July 17

Victoria's Secret Pink
PINKapalooza with special
musical performances

July 24

Bachata Roja Legends
playing Dominican classic cabaret

July 31

Michelle Shocked with Mike Farris
Sanctified Americana

August 7

Oliver Mtukudzi and Rocky Dawuni
Afro Pop from Zimbabwe and Ghana

August 14

Carmen Consoli, Juana Molina and
Samantha Crain
Indie Pop Singers/Global Songstresses

August 21

Peter & Gordon with
Gerry & the Pacemakers
The British Invasion once again

August 28

Toots & the Maytals
Jamaican Reggae Legend

For information call: Santa Monica Pier at (310) 458-8901 or visit website www.SantaMonicaPier.org.

GLOW

Santa Monica Beach and Pier
July 19, 2008
7:00 pm – 7:00 am

Dusk to Dawn art and entertainment festival on the beach and pier. Free to the public.

For information call: Rosalind Napoli (310) 339-4115.

SUNSET CONCERTS AT THE BEACH

City of Hermosa Beach
Sundays, July 20 through August 3, 2008

City of Hermosa Beach will have free Sunday concerts at the beach beginning July 20 through August 3. Concerts begin at 6:00 p.m. until sunset on the south side of the Hermosa Beach Pier. Bring a picnic dinner, a lawn chair or a blanket to wind down the weekend with a free concert at the beach.

July 20

Hodads
6:00 pm – 8:00 pm

July 27

Michael Sullivan
6:00 pm – 6:30 pm

Carlos the Tribute
(Tribute to Carlos Santana)
6:30 pm – 8:00 pm

August 3

Kevin Misajon
6:00 pm – 6:30 pm

Fabulous Jivebombers
(Tribute to the Rat Pack)
6:30 pm – 8:00 pm

For information call: The City of Hermosa Beach Community Resources Department at (310) 318-0280.

SO. CAL. FOUNDATION FOR CHILDREN - BEACH VOLLEYBALL TOURNAMENT

City of Hermosa Beach
July 26, 2008

This tournament raises funds for educational and athletic scholarships for underprivileged youth.

For information call: The City of Hermosa Beach Community Resources Department at (310) 318-0280.

2008 INTERNATIONAL SURF & HEALTH FESTIVAL

Friday, August 1 - 7:00 pm
Saturday, August 2 - 6:45 am
Sunday, August 3 - 7:30 am

Sponsored by Arrowhead Mountain Spring Water, Ford Motor Company, the Chambers of Commerce and Cities of Hermosa Beach, Manhattan Beach, Redondo Beach, and Torrance and the Los Angeles County Department of Beaches and Harbors

The International Surf & Health Festival is an exciting series of events that include the Los Angeles County Lifeguard Championship Competition, surfing, body surfing, sand soccer, paddleboard, volleyball, sand castle design contest, two-mile beach run and health fair by the sea. Event viewing is free with participation fees for some of the events.

For a complete schedule of events and dates visit: www.surffestival.org.

FESTIVAL OF THE CHARIOTS

Venice Beach
August 3, 2008
10:00 am

Parade begins at 10:00 am at Santa Monica Civic Center and ends at Ocean Front Walk at Venice Beach with the festival, free food and entertainment.

For information call: (310) 837-8147.

THE GILLIS VOLLEYBALL INVITATIONAL

Dockweiler Beach
August 9-10, 2008
8:00 am

Volleyball tournament and beach bash on Dockweiler Beach between Imperial and Grand.

For information call: (310) 337-0601.

BEACH VOLLEYBALL

Manhattan Beach
Sundays – 2:00 pm and Wednesdays – 5:00 pm

Come join in on FREE Beach Volleyball every Sunday afternoon and Wednesday evening during Daylight Savings time. Look for the bright pink nets just south of the Manhattan Beach Pier.

SHK:CM:CE:ks

MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD

April 24 2008

Department of Beaches and Harbors
Burton Chace Park
Community Building – 13650 Mindanao Way
Marina del Rey, CA 90292

- Members Present: Susan Cloke, Chair, First District
Peter Phinney, A.I.A., Vice-Chair, Fourth District
Simon Pastucha, Third District
Tony Wong, P.E., Fifth District
- Members Absent: David Abelar, Second District
- Department Staff Present: Santos Kreimann, Acting Director
Charlotte Miyamoto, Planning Division Chief
Ismael Lopez, Planner
Teresa Young, Secretary
- County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning
- Guests Testifying: Sean Zahedi, Project Manager, City of LA, Dept. of Public Works
Jim Doty, Environmental Supv, City of LA, Dept. of Public Works
Jin Hwang, Project Engineer, City of LA, Dept. of Public Works
Rik Malinowski, Goldrich & Kest
De De Audet, Oxford Triangle Resident
Dorothy Franklin, MdR Resident
Carla Andrus, MdR Resident
Shatha Odish, Caruso Affiliated
Cameron Broumand, sugarFISH
Tim Riley, MdR Lessees Association
1. **Call to Order, Action on Absences and Pledge of Allegiance**
Ms. Cloke called the meeting to order at 6:30 p.m. and Mr. Wong led the Pledge of Allegiance.
 2. **Approval of Minutes**
Mr. Pastucha (Phinney) moved to approve the March 20, 2008 minutes by inserting the time and words **2:00 a.m.** and **whichever is earlier** in the second paragraph on page 5 of 9. {Unanimous Consent}

Mr. Phinney (Wong) moved to approve the February 28, 2008 minutes by inserting the words mole road designations in the last paragraph on page 4 of 10 for February 28, 2008. {Unanimous Consent}

3. Design Control Board Reviews

A. Parcel 33 - The Organic Panificio - DCB #08-003-B

Approval of the record of the DCB March 20, 2008 action approving new tenant identification signage

Ms. Cloke reiterated the Board's requirement for standardized rules for the Marina and hours of operation and lighting

Mr. Kreimann restated the two changes requested by the Board; Sign "A" lighting to be turned off Sunday through Thursday at 10:00 p.m. or restaurant closing time, whichever is earlier, Friday and Saturday signage illumination to be turned off at 2:00 a.m. or closing time, whichever is earlier

Mr. Phinney (Wong) moved to approve DCB #08-003-B with modifications. {Unanimous consent}

4. Old Business

A. Parcel 18 - St. Tropez Apartments - DCB #08-001-B

Further consideration of new tenant identification signage

Ms. Miyamoto gave a brief overview

Public Comments

None

Mr. Pastucha (Wong) moved to approve DCB #08-001-B as submitted. {Unanimous Consent}

5. New Business

A. Venice Pumping Plant Dual Force Main Project

Presentation by Sean Zahedi, Project Manager, City of Los Angeles Department of Public Works

Mr. Zahedi discussed the Venice Plumbing Dual Force Main Project, which consisted of a two-mile long 54-inch diameter sewer pipeline from the Venice Waste Water Pumping Station. The proposal included a pipeline alignment at the Venice Pumping Plant located on Hurricane Street in the community of Venice. He said the City was proposing to have the line go under the Grand Canal to the intersection of Marquesas Way and Via Marina, down Via Marina to the main channel and under the channel to

Ballona Creek. The pipeline continued down Pacific Avenue to Vista Del Mar and terminated at a location in Vista Del Mar and Water View

The pipeline served the Coastal areas of Los Angeles, starting from south of Malibu to Pacific Palisades to Santa Monica, Venice and Marina del Rey and a portion of Playa del Rey. He added that the existing pipe had reached its conveyance capacity

Mr. Zahedi noted that a second line, working in tandem with the existing pipeline, would handle the flow during wet weather and would allow for inspection of the existing pipeline when both were in operation. He also noted the four possible alternatives but the option along Marquesas Way and Via Marina was preferred

Ms. Cloke asked for the rationale behind the rejected options

Mr. Zahedi said the construction methodology and costs allowed three different methods of installation:

1. Traditional cut and cover trench
2. Micro-tunneling utilizing a boring machine and excavating shaft at point A and point B
3. Mine boring, which uses a tunnel boring machine, but goes much deeper, excavates a very large tunnel

Mr. Zahedi noted the cost would be approximately \$47 million, which excluded the easement cost and erosion protection needed if beach construction was selected

Mr. Kreimann asked if the lines would be operating at the same time

Mr. Zahedi said they would during wet weather but not during dry weather. He noted the Marquesas Way and Via Marina alternative would consist of 8,600 feet of micro-tunnel and 1,800 feet of cut-and-cover with a cost of \$54 million

Public Comments

Ms. Audet was representing the Venice Neighborhood Counsel and discussed flooding problems due to aging infrastructure

Ms. Franklin noted that traffic would be impacted due to the large residential area along the west side of the Marina

Ms. Andrus asked if the new pipe line would serve the Marina and asked for the project to be presented to the Small Craft Harbor Commission

Mr. Pastucha said this was a presentation only and asked if the Board had any jurisdiction over it

Mr. Faughnan that Public Works projects were not under the Board's purview and stated the presentation was only for informational purposes

Mr. Pastucha asked for the dept of the proposed tunneling

Mr. Zahedi said the Marina portion would be 25 to 30 feet below ground

Mr. Pastucha noted the Marina had several oil drilling sites

Mr. Zahedi noted that studies were in process to locate abandoned oil wells. He said a provision in the contract documents would explain how abandoned oil wells would be dealt with. He also noted less oil wells existed along Via Marina

Mr. Wong asked Mr. Zahedi for the percentage of flow increase from dry weather to wet weather

Mr. Zahedi said the average wet weather flow increased around 30 percent to 50 percent

Ms. Cloke asked where the infiltration was coming from

Mr. Zahedi noted infiltration occurred at the joints by way of cracks or holes

Ms. Cloke asked what material the old pipes were made of

Mr. Zahedi said the pipes were made of concrete and clay

Mr. Wong asked Mr. Zahedi if the flow to the plant and infiltration occurred in the old pipes collection system, not the pressure pipes

Mr. Zahedi said the flow to the plant occurred in the collection system, which started south of Malibu and ended in Playa del Rey

Mr. Phinney asked if there was any special protection available for the Force Main where it crossed underneath the channel

Mr. Zahedi replied that the pipe was 54 inches in diameter and encased in a 72-inch steel pipe and filled with sand only in the portion underwater

Mr. Phinney asked about the beach option and if erosion was a possibility

Mr. Zahedi stated the main concern was pipe exposure due to beach erosion. He added that a discussion with the Coastal Commission on beach alternatives resulted in a request for erosion protection measures. He noted that a coastal engineer consultant advised placing the pipeline through Venice and Dockweiler

Mr. Doty noted that a rise in sea level and lack of beach sand replenishment would result in increased erosion

Mr. Zahedi noted that a contact information would be posted on site

Ms. Cloke asked if traffic would be re-routed and how odor and public safety would be handled

Mr. Zahedi replied that the area would be fenced off for public safety, traffic would be re-routed and odor would be handled by scrubbers. He added that the Public Affairs office would handle public inquires. He stated the project timeline would consist of 2 ½ years and that work on via Marina would not take longer than one year

Mr. Doty noted the EIR review was in its final stages and that public review had ended. The EIR was reviewed by the Board of Public Works and referred to the Public Works Committee of Los Angeles City Council. He said the EIR was awaiting City Council certification

B. Parcel 50 - Waterside Marina del Rey - sugarFISH - DCB #08-005

After-the-fact consideration of window signage and an awning replacement

Ms. Miyamoto gave a brief overview of the project

Public Comments

None

Board Comments

Mr. Faughnan stated the applicant was allowed to have one sign per façade and that a window graphic constituted a second sign

Ms. Cloke restated the Board's previous request for a complete sign package. She added the Board had stated that no additional signs would be approved until an overall sign package for the parcel was presented and approved

Ms. Odish stated she would prepare and present a complete sign program

Ms. Cloke (Phinney) moved to approve DCB #08-005 with the following conditions: {Unanimous consent}

- **Solid blue awning to match color in the eye of the sugarFISH logo; or,**
- **Blue Bubbles design should match the two colors in the eye of the sugarFISH logo;**
- **Both sides of the awning should have the same printed design;**
- **Temporary signage to be removed June 16, 2008; and,**
- **“Opening Summer 2008” to be removed prior to grand opening.**

6. Staff Reports

All reports were received and filed

Public Comments

None

Ms. Cloke (Phinney) moved to adjourn the DCB meeting {Unanimous consent}

Adjournment

Meeting adjourned at 9:03pm

Respectfully Submitted by:

Teresa Young
Secretary for the Design Control Board

**MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD**

May 15, 2008

**Department of Beaches and Harbors
Burton Chace Park
Community Building – 13650 Mindanao Way
Marina del Rey, CA 90292**

- Members Present: Susan Cloke, Chair, First District
Peter Phinney, A.I.A., Vice-Chair, Fourth District
David Abelar, Second District
- Members Absent: Simon Pastucha, Third District
Tony Wong, P.E., Fifth District
- Department Staff Present: Santos H. Kreimann, Acting Director
Charlotte Miyamoto, Planning Division Chief
Ismael Lopez, Planner
Teresa Young, Secretary
- County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning
- Guests Testifying: Cameron Broumand, sugarFISH
Dusty Crane, Department of Beaches & Harbors
Debbie Talbot, Department of Beaches & Harbors Community
Marketing Services
1. **Call to Order, Action on Absences and Pledge of Allegiance**
Ms. Cloke called the meeting to order at 2:15 p.m. and Mr. Phinney led the Pledge of Allegiance
 2. **Approval of Minutes**
April 2008 Minutes were continued to the next DCB meeting
 3. **Design Control Board Reviews**
 - A. **Parcel 18 - St. Tropez Apartments - DCB #08-001-B**
Approval of the record of the DCB April 24, 2008 action for approval of signage

Mr. Phinney (Abelar) moved to approve DCB #08-001-B as submitted
{Unanimous consent}

B. Parcel 50 - Waterside Marina del Rey - DCB #08-005

Approval of the record of the DCB April 24, 2008 action for conditional approval of awning and temporary signage for sugarFISH

Ms. Cloke noted the following change for the record; "Revised awning design color to match the Fish eye in sign above effective May 15, 2008".

Public Comments

None

Board Comments

Mr. Phinney (Abelar) moved to accept DCB #08-005 as an amendment to approve the Bubbles design in Blue Pantone 297 as submitted during the May 15, 2008 DCB meeting

4. Old Business

A. Parcel 77 - W.A.T.E.R. Program Storage - DCB #05-006E

Further review of temporary storage unit exteriors and signage for the W.A.T.E.R. Program

Ms. Miyamoto gave a brief overview

Ms. Crane stated the program would be incorporated into the Chace Park Master Plan

Public Comments

None

Board Comments

Mr. Abelar asked about materials used and maintenance required

Ms. Crane said the screens were made of vinyl mesh and required minor cleaning and if necessary, replacement of panels due to weathering

Ms. Cloke asked for the mesh screens to be tightened, washed or replaced to maintain the vibrant colors

Mr. Kreimann commented that the Department had a strict maintenance policy and ensured that proper display of the program would be provided

Mr. Abelar asked if an additional extension would be pursued after the three-year extension

Ms. Cloke responded that a three-year limit would be imposed to incorporate the program into the Chace Park Master Plan

Ms. Cloke (Phinney) moved to approve DCB #05-006-E for a maximum of three years or until a permanent location for the program is available, which ever comes first, with two conditions: {Unanimous Consent}

- 1. Mesh screens to be cleaned and re-tied within 30 days; and,**
- 2. Replacement panels should be placed by September 30, 2008.**

5. New Business

None

6. Staff Reports

All reports were received and filed

Public Comments

None

Ms. Cloke (Phinney) moved to adjourn the DCB meeting {Unanimous consent}

Adjournment

Meeting adjourned at 2:45pm

Respectfully Submitted by:

Teresa Young
Secretary for the Design Control Board

DRAFT

**MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD
*SPECIAL MEETING***

June 26, 2008

**Department of Beaches and Harbors
Burton Chace Park
Community Building – 13650 Mindanao Way
Marina del Rey, CA 90292**

Members Present: Susan Cloke, Chair, First District
Peter Phinney, A.I.A., Vice-Chair, Fourth District
Simon Pastucha, Third District

Members Absent: David Abelar, Second District
Tony Wong, P.E., Fifth District

Department Staff Present: Santos H. Kreimann, Acting Director
Charlotte Miyamoto, Planning Division Chief
Kay Okamoto, Planner
Teresa Young, Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning

Guests Testifying: Thomas W. Henry, Pacifica Hotel Investors
Victoria Pakshong, Place Landscape
Jonathan V. Watts, Cunningham Group
Anne Buttyan, Place Landscape
David Barish, We Are MdR
Nancy Marino, Speaker
Matthew Anderson, Cunningham Group
Keith Gurnee, RRM Design Group
Ann Baker, RRM Design Group
Donald Sibbett, RRM Design Group
Dorothy Franklin, We Are MdR
Tim Riley, MdR Lessees Association
Bev Moore, MdR Visitors Bureau
Matt Simon, Caruso Affiliated
Yousouf Jeerooburkham, MdR Marriott

1. **Call to Order, Action on Absences and Pledge of Allegiance**

Ms. Cloke called the meeting to order at 5:35 p.m. and Mr. Phinney led the Pledge of Allegiance

2. **Approval of Minutes**

Administrative matters such as Minutes are not considered during special meetings

3. **Design Control Board Reviews**

A. **Parcel 77 - W.A.T.E.R. Program Storage - DCB #05-006-E**

Approval of the record of the DCB May 15, 2008 action for approval of temporary unit exteriors and signage for the W.A.T.E.R. Program

Mr. Phinney (Pastucha) moved to approve DCB #05-006-E as submitted
{Unanimous consent}

4. **Old Business**

A. **Parcel 27 – Jamaica Bay Inn – DCB #005-020-B**

Post-entitlement review of renovation and expansion of Jamaica Bay Inn

Mr. Phinney commented the Applicant is returning for post-entitlement review with different building configurations that were not previously considered by the Board

Ms. Pakshong discussed the tropical landscape theme using Mediterranean and drought-tolerant plants

Mr. Watts noted the addition of dormers as design embellishments. He added the design of the porte cochere had to be changed because of limited vehicular space created by the columns

Mr. Henry noted the attachment of the porte cochere to the main building was a critical element in the design

Public Comments

Mr. Barish noted Local Coastal Program requirements and Coastal Commission concerns regarding public views from and to the water

Mr. Tripp said the project was approved in August 2007 by the Regional Planning Commission

Mr. Faughnan clarified that the Coastal Commission did not make a finding regarding public views. He added that the project was an existing hotel and height was consistent with LCP requirements

Ms. Cloke recommended that staff take a look at a possible view disturbance

Ms. Marino asked for a discussion on LCP policies and change processes

Mr. Kreimann stated that staff would consult with County Counsel, Regional Planning and the Coastal Commission

Board Comments

Mr. Pastucha asked about proposed lighting configuration detail

Ms. Buttyan explained there would be 35-watt lighting for the canopies, at the building edges, and on the palm trees and African tulip trees at the pedestrian level. She added that landscape lighting would be timed to go on at sunset and off around midnight

Ms. Cloke asked if pedestrian access could be created on the west side of the parking lot as well as the east-side pathway from Palawan Way. She also requested a defined lighting package with hours of illumination until 11pm. She added that building/safety and landscape lighting should be on different timers

Mr. Phinney discussed the dormer dimensions, railing detail and façade design. He requested more information and improved embellishments. He also spoke of the roof modifications for the two-story portion of the hotel

Mr. Henry noted that changing the structure and reframing the roof was feasible for the porte cochere but changing the roof of the two-story portion of the hotel might be prohibitive

Mr. Kreimann recommended the item be continued to July to discuss access issues with the Applicant

Ms. Cloke (Phinney) moved to continue DCB #05-0020-B to the July meeting

B. Chace Park Proposed Expansion

Mr. Gurnee gave a brief overview of the project

Mr. Sibbett made the presentation of the proposed park design concept

Ms. Baker made the presentation on the proposed park landscaping

Public Comments

Ms. Franklin expressed her appreciation for incorporating the storage area, meeting rooms and green building

Mr. Riley stated he would like to see how this project will relate to the Marina Beach project

Ms. Moore noted her appreciation for the array of activities that would be available and added the building design had been improved

Board Comments

Ms. Cloke stated the design had been drastically improved and that suggestions from the previous meetings had been incorporated. She asked for improved concept renderings

Mr. Pastucha commented on the bio-swales and pedestrian paths in relation to Admiralty Way. He added that green roofs and maintenance program implementation had to be studied further

Mr. Phinney noted the Board's position against structures over the seawall and discussed waterfront walk and gateway concerns

5. New Business

A. Parcel 50 – Waterside Marina del Rey – DCB #08-006

Consideration of sign program and after-the-fact signage

Mr. Simon presented the sign program objectives

Ms. Phinney noted the window-mounted business identification made of vinyl adhesive graphics has historically been denied as secondary signage

Mr. Tripp stated the Applicant will seek a variance from Regional Planning to deviate from the sign regulations, which permit only one business identification sign per façade per tenant

Mr. Kreimann stated the Department will support an additional signage request only if it compliments the overall building design and does not exceed 25% window coverage

Mr. Tripp added that freestanding signs were not allowed and that it was disclosed to the Applicant

Public Comments

Mr. Riley stated that the hours of illumination within the Marina should be flexible enough to allow business to prosper while ensuring a safe environment at night

Board Comments

Ms. Cloke recommended an alternative to freestanding signs be pursued for event notifications within the center

Mr. Faughnan stated that signs of a temporary nature may be allowed only during planning or construction, but not for advertising purposes

Mr. Pastucha stated that a fixed location on the storefront for the temporary Waterside Marina del Rey signs and Coming Soon signs should have fixed dimensions and location for future proposals

Ms. Cloke stated that all permanent window-mounted signage should have a fixed dimension and location in smaller scale per door, per tenant

Item 5A DCB #08-006 was continued until a fixed window-mounted sign area and location per door per tenant is proposed

C. Parcel 141 – Marina Beach Marriott – DCB #08-007
Consideration of after-the-fact landscape modifications

Mr. Jeerooburkham stated that only grass had replaced the coral trees

Mr. Kreimann said that no policy exists which regulate tree replacement, but added that a landscape modification fell under the Board's purview

Mr. Tripp noted there is no requirement for off-site landscape replacement as mitigation for loss of trees

Public Comments
None

Board Comments

Ms. Cloke suggested the Board approve the tree removal with the condition that the applicant return with a report from an arborist, and the existing landscape plan be compared to the original approved landscape plan

Ms. Cloke moved to continue DCB #08-007 to the September meeting

6. Staff Reports

All reports were received and filed

Public Comments
None

Ms. Cloke (Phinney) moved to adjourn the DCB meeting {Unanimous consent}

Adjournment

Meeting adjourned at 10 p.m.

Respectfully Submitted by:

Teresa Young
Secretary for the Design Control Board

DRAFT

**MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD**

July 17, 2008, 2:00 p.m.

**Department of Beaches and Harbors
Burton Chace Park
Community Building – 13650 Mindanao Way
Marina del Rey, CA 90292**

Members Present: Susan Cloke, Chair, First District
Peter Phinney, A.I.A., Vice-Chair, Fourth District
David Abelar, Second District
Simon Pastucha, Third District
Tony Wong, P.E., Fifth District

Department Staff Present: Santos H. Kreimann, Acting Director
Charlotte Miyamoto, Planning Division Chief
Ismael Lopez, Planner
Teresa Young, Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning

Guests Testifying: Thomas Henry, Pacifica Hotel Investors
Matthew Anderson, Cunningham Group
Andy Bessette, Marina BOA Towers Association
Robert Green, Houston Tyler Architects
Victoria Pakshong, Place Landscape
Anne Battyann, Place Landscape
David Barish, We Are MdR
Hans Etter, MdR Resident
Ina Barish, We Are MdR
Jon Nahhas, Lamariner Company
Helen Coyne-Hoerle, MdR Resident
Matt Simon, Caruso Affiliated
Peter Gutierrez, Latham & Watkins
Mark Wiesenthal, NF Marina
David Nagel, NF Marina
Gustaf Soderbergh, VTBS
Randy Mason, URS/Cash & Associate
Liz Navarro, LA Group
Tim Riley, Marina del Rey Lessees Association

1. **Call to Order, Action on Absences and Pledge of Allegiance**

Ms. Cloke called the meeting to order at 2:05 p.m. and Mr. Pastucha led the Pledge of Allegiance

2. **Approval of Minutes**

Approval of the minutes for April 24, May 15, & June 26, 2008 with the following changes:

Minutes shall include the meeting time to be inserted after the meeting date at the top of the page

May 15, 2008 on page 2 of 3, second paragraph now reads “Revised awning design color to match the Fish eye in sign above **the door**”

June 26, 2008 – changes are shown **bold, underlined**

- On page 4 of 5, fourth paragraph from the bottom now reads “Mr. Tripp added that **portable** freestanding signs are not permitted and that it was disclosed to the applicant.”
- The second paragraph of page 4 of 5 now reads “Ms. Cloke stated the design **was greatly improved and she appreciated the incorporation of the Board’s suggestion for enlarging the park, including sustainability in the design and creating a different feel to the park.** She asked for improved concept renderings.”
- Page 5 of 5, 5C, in the last paragraph now reads “Ms. Cloke suggested the Board approve the tree removal with the condition the applicant return with a report from an arborist **describing the condition of all the trees on the property**, and the existing landscape plan be compared to the original approved landscape plan.”

3. **Design Control Board Reviews**

None

4. **Consent Agenda (Agenda Item 5.B. was taken out of agenda order)**

Parcel 125H- The Marina del Rey Ritz-Carlton Hotel – DCB #08-009

Consideration of a new double-door access way

Public Comments

None

Board Comments

None

Ms. Cloke (Phinney) moved to approve DCB #08-009 as submitted {Unanimous consent}

5. **Old Business**

A. **Parcel 27 - Jamaica Bay Inn - DCB #05-020-B**

Post-entitlement review of renovation and expansion of Jamaica Bay Inn

Mr. Henry and Mr. Anderson gave a brief overview of the project

Public Comments

Mr. Barish expressed concerns about the project's inconsistencies with Coastal Commission's remarks about view disturbances

Mr. Kreimann stated the Coastal Commission staff had not yet finalized the findings and he understands the document is to be completed in October 2008

Mr. Faughnan stated Coastal Commission reviews the LCP every five years to provide recommendation to local agencies regarding their coastal plan implementation. The Department will have one year to respond to any recommendations

Mr. Etter commented on the lack of views from the site

Mrs. Barish stated that mountain views from Parcel 22 would be eliminated through the four-story addition to Jamaica Bay Inn

Mr. Nahhas commented on the project's impact on the wind

Mr. Tripp stated the project was approved by the Regional Planning Commission in November 2007 with a Mitigated Negative Declaration

Board Comments

Ms. Cloke asked for the word *daytime* from the "daytime public access" wording on the plans be **removed** to read only "public access"

Mr. Phinney (Pastucha) moved to approve the Architectural plans DCB #05-020-B as submitted. {Unanimous consent}

Board Comments

Ms. Cloke asked for the African trees to be replaced by sycamore trees along Admiralty Way and stated that a new planting plan reflecting the total plantings would be needed

Mr. Phinney commented on the Red Leaf Banana plant and his preference for placing them in pots by the door way

Ms. Cloke (Phinney) moved to approve Landscaping plans DCB #05-020-B with the following two conditions: {Unanimous consent}

- 1. New landscape plans depicting all plantings on one sheet; and**
- 2. Red Leaf Banana plants placed in large pots by entryways**

5. New Business

A. Parcel 50 - California Pizza Kitchen - DCB # 08-008

After-the-fact consideration of four planters

Ms. Miyamoto gave a brief project overview

Public Comments

None

Board Comments

None

Mr. Abelar (Wong) moved to approve DCB #08-008 as submitted. {Unanimous consent}

B. Parcel 125H – DCB #08-009 - See Consent Agenda above

C. Parcel 8 – Bay Club Apartments & Marina – DCB #08-010

Consideration of apartment complex and anchorage renovations

Mr. Nagel gave a brief overview of the project

Public Comments

Mr. Etter discouraged the loss of boat slips

Mr. Barrish discussed boat slip loss, increase in slip rents, and pump outs

Ms. Barrish applauded that Decron Properties is renovating rather than redeveloping the site and increasing density

Mr. Bessette commented on prior problem with flood lights at Bay Club and the Coastal Commission's determination on reduction of boat slips

Mr. Riley noted that the loss in boat slips was relatively minor

Board Comments

Mr. Abelar was concerned about the reduction of smaller slips, 30 ft. and under and wanted those put back in the plans. He feels the smaller boats are the ones that go out all the time

Mr. Mason said there was no conscious effort to select a particular class. The slip losses were due to Department of Boating and Waterways (DBAW) and American with Disabilities Act (ADA) requirements. 19 slips were lost because of DBAW guidelines and four slips due to ADA

Ms. Cloke asked Mr. Kreimann to elaborate a little bit on matter

Mr. Kreimann stated the original slip plan was based on market demands, which was for larger boats. The monthly slip vacancy reports show the majority of the vacancies in the Marina are for the 25-30-foot slips

Mr. Abelar concluded he would like to see the Department prepare a study before allowing slip increases of certain size boats, of whether or not the boats are active.

Mr. Kreimann replied generally, the boaters are boaters and the people that live in apartments do not rent boat slips. Lessees set the slip rents for their marinas. Beaches and Harbors prepares a survey of slip rents that includes the Marina and marinas within a 60-mile radius. The Small Craft Harbors Commission is responsible for evaluating slip mixes in the context of an economical package

Mr. Wong wanted noted on the record that after approval there are CEQA requirements

Mr. Tripp replied an initial study will be prepared by Regional Planning Department

Ms. Cloke summarized the direction the Board wanted the developer to consider for this project particularly sustainability wherever possible:

- 1) **A consistent language of architecture**
- 2) **Look at the Clubhouse for the preferred architectural language**
- 3) **The length of the building with no breaks is not a problem**
- 4) **Rethink the façade of the building, the materials and colors**
- 5) **Gangways**
- 6) **Add reflective lights with consistent colors**
- 7) **Resurface the parking lot**
- 8) **Reconsider the amount of balcony space to be lost**

Ms. Cloke (Wong) moved for a continuance and asked the applicant to return on DCB #08-010 with a substantial new body of work for review. {Unanimous consent}

(Design Control Board member David Abelar left the meeting at 4:00 p.m.)

7. **Staff Reports**

Ms. Cloke requested that Mr. Tripp make contact with Ms. Natoli about establishing a “Special Meeting” relative to Local Coastal Plan Periodic Review to be held at Chace Park for sometime in August

Ms. Miyamoto replied she spoke with Ms. Natoli who felt that Chace Park would not be large enough to accommodate the expected attendees and is therefore looking for a larger venue within the Marina

All other reports were received and filed

8. **Public Comments**

No public comments

9. **Adjournment**

Meeting adjourned at 6:13 p.m.

Respectfully submitted

Teresa Young
Secretary for the Design Control Board